

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, February 25, 2009

Conference Room 3

TOWN HALL

7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Petition 01-09 – Deming Street (west side) former Peckham Farm parcel, Deming Street Associates, LLC owners and applicant, 145 Dividend Road, Rocky Hill, CT 06067, represented by James P. Cassidy, Hallisey, Pearson & Cassidy, 35 Cold Spring Road, Unit #511, Rocky Hill, CT 06067, request amendment of Petition 74-06 Special Exception, approved April 25, 2007, for single family age restrictive homes, fifty five or over. Section 3.19.2 PD Zone District. Continued from February 11, 2009.
- B. Petition 04-09 – 262 Brockett Street, Matthew Seguro, applicant, JGF Holding Company, LLC, owners, request for Special Exception Section 3.15.3, 1,800 sq. ft. Restaurant Use, Berlin Turnpike Business District (B-BT).
- C. Petition 05-09 – Newington Town Plan and Zoning Commission, 131 Cedar Street, Newington, CT 06111, Attention Edmund J. Meehan, Town Planner, Zone Regulation Section 3.7.2 Housing for the Seniors and Service Use Buildings proposed amendment to change minimum parcel size from 5 acres to 2 acres and add senior housing “sponsored by the Newington Housing Authority, non profit or limited profit developer”.

III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)

IV. MINUTES

February 4, 2009 – Special Meeting-6:30 p.m.
February 4, 2009 – Special Meeting- 7:00 p.m.
February 11, 2009 – Regular Meeting

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

- A. Petition 02-09 - Deming Street (west side) former Peckham Farm parcel, Deming Street Associates, LLC owners and applicant, 145 Dividend Road, Rocky Hill, CT 06067, represented by James P. Cassidy, Hallisey, Pearson & Cassidy, 35 Cold Spring Road, Unit #511, Rocky Hill, CT 06067, request amendment of Petition 75-06 Site Plan Development, approved April 25, 2007, for single family age restricted homes, fifty five or over, Section 5.3 PD Zone District. Inland Wetland Report required. Continued from February 11, 2009.
- B. Plan of Conservation and Development Review of 1995-2005 Community Facilities, Transportation and Future Land Use Components.

VII. OLD BUSINESS

- A. Petition 49-08 -Lot 5 Costello Road, Raymond Gagnon applicant, 3287 Berlin Turnpike, Newington, Amigo Corporation, 299 John Downey Drive, New Britain, CT 06053 owner, represented by Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT, 06111, request for Site Plan Development, Section 5.3, 8,000 sq. ft. building, PD Zone District. Continued from February 11, 2009. Inland Wetlands Report required.
- B. Petition 50-08 – Corner of Pane & Maselli Roads (west side) White Birch Crossing, LLC, owner and applicant, 638 Church Street, Newington, CT 06111, represented by Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, request for Site Plan Development, Section 5.3, 23,340 sq. ft. single story building. PD Zone District. Sixty-five day decision period extended to February 25, 2009.

VIII. PETITIONS FOR SCHEDULING (TPZ March 11, 2009 and March 25, 2009)

- A. Petition 03-09 – Proposed Zone Regulation amendment, Section 3.2.1 churches and places of worship. Permitted in all zone districts by Special Exception. Request to add the following: **Places of worship when permitted by special exception be allowed to have residential quarters (for a family). Area of such quarters not to exceed 2000 sq. ft. All such uses must be included within a building or accessory to the permitted principal use.** Sudhakar Nargardeolekar AIA, applicant, 330 Roberts Street, East Hartford, CT 06108-3654. Scheduled for March 11, 2009.

IX. PUBLIC PARTICIPATION

(For items not listed on agenda)

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner